BILL GARRETT, Davidson County
Trans:T20160032718 DEEDWARR
Recvd: 04/21/16 09:03 2 pgs
Fees:13.00 Taxes:481.00
20160421-0038646

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
IRA Innovations LLC FBO, Les Lazarus
IRA Innovations LLC FBO, Dan Heichelbech
P.O. Box 360750
Birmingham, Al 35236

SEND TAX BILL TO:
Owner

MORTGAGEE
none

MAP 072
GROUP 03 0
PARCEL 348.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Brandt, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

IRA Innovations LLC FBO, Les Lazarus ROTH IRA, as to a 14% undivided interest,
and,
IRA Innovations LLC FBO Dan Heichelbech, ROTH IRA, as to a 14% undivided interest,
and,
IRA Innovations LLC FBO, Les Lazarus Traditional IRA, as to a 36% undivided interest,
and,
IRA Innovations LLC FBO, Dan Heichelbech Traditional IRA, as to a 36% undivided interest,

hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Part of Lot No. 55 of Inglewood Place, of record in Plat Book 8250, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to George Brandt by deed from Robert S. Coleman Jr., Successor Trustee dated March 24, 2016 and recorded in Instrument No. 20160408-0033849 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.
This conveyance is made subject to the following:

Said property is transferred subject to the following matters:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 8250, page 463, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1134 A Shelton Ave, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said IRA Innovations LLC FBO, Les Lazarus ROTH IRA, as to a 36% undivided interest, and IRA Innovations LLC FBO Dan Heichelbech, ROTH IRA, as to a 36% undivided interest, and , IRA Innovations LLC FBO, Les Lazarus Traditional IRA, as to a 14% undivided interest, and, IRA Innovations LLC FBO, Dan Heichelbech Traditional IRA, as to a 14%

undivided interest, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 18th day of April, 2016.

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, George Brandt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY